



November 4, 2020

Everett City Council
2930 Wetmore Ave. #100
Everett, WA 98201

RE: Rethink Zoning

Dear Everett City Councilmembers,

The Master Builders Association of King and Snohomish Counties takes pride in building communities. Our members are professional homebuilders, architects, remodelers, trades people, planners and engineers, suppliers, manufacturers, and sales and marketing professionals in your community. We are committed to ensuring that all people can attain housing and have a safe and healthy place to call home.

First, MBAKS would like to thank the city council and city staff for the extensive time and effort put into the Rethink Zoning initiative. As you are aware, Snohomish County is in a housing crisis. Inventory of available housing is incredibly low, and prices are high. Everett is no exception and is a growing community. According to regional planning entities, the anticipated growth within the city equates to an estimated 85,000 new residents and the need for at least 23,000 new housing units to accommodate the expected growth. Proactive measures like Rethink Zoning are steps in the right direction, but there is still more work to be done.

MBAKS especially applauds the inclusion of positive changes towards accessory dwelling units (ADUs), increasing State Environmental Policy Act (SEPA) exemptions for infill development, and the consolidation and simplification of zoning code and land-use processes for a more intuitive and efficient process. MBAKS also understands the hardships COVID-19 has caused communities around the region. Many cities, including Everett, are facing financial challenges that include staffing. The positive changes with code and processes will also help alleviate some of the burden city staff are facing on review timelines and remove unnecessary workload.

MBAKS also encourages Everett to continue the valuable work surrounding the addition of more housing types allowed in more zones, such as the proposals to allow corner lot duplexes and townhomes in single-family zones that were removed from Rethink Zoning. Changes like these and other innovative and forward-thinking initiatives are desperately needed to tackle the housing crisis and prepare for future growth. MBAKS wishes to continue working with the city on opportunities to provide housing for all of its residents, such as the Rethink Housing process.

Our region needs more housing and more types of housing at all income levels. We respectfully ask the city council to support the Rethink Zoning initiative and to continue working on housing efforts and actions across Everett.

Sincerely,





Dylan Sluder
Snohomish County Manager
Master Builders Association of King and Snohomish Counties

Encl.
cc: Mayor Cassie Franklin
Interim Planning Director David Stalheim